COMM SE COR OF NW1/4 OF SW1/4, E FT FOR POB, CONT N 269 FT, W 649 FT, E 649.08 FT TO POB.

BRYANT GERALD D/BRYANT DANIELLE M
243 SW REIGEL CT
LAKE CITY, FL 32024

2027

01-4S-15-00312-009

BUILDING CHARACTERISTICS

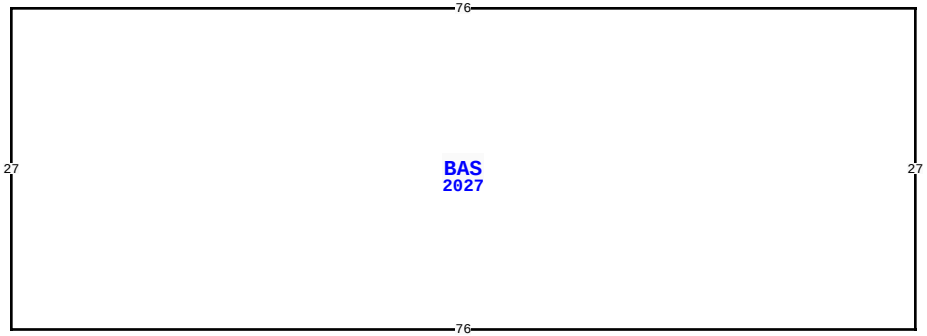
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2027	2,052	105,637
TOTALS	2,052			2,052	105,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,052	117.0000	93.60	192,067	1999	1999	0	0	0	45.00	55.00

3 MANUF 1 0% - 2027 Heated Area: 2052 HX Base Yr



243 SW REIGEL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	10	14	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
2	0294	SHED WOOD/	0	0	20	24	480.00	UT	5.00	5.00	50	2005	2005	3	50	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,637
TOTAL MARKET OB/XF VALUE	10,150
TOTAL LAND VALUE - MARKET	44,110
TOTAL MARKET VALUE	159,897
SOH/AGL Deduction	0
ASSESSED VALUE	159,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,897
TOTAL JUST VALUE	159,897
NCON VALUE	105,637
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,977

SALE:2:1: 14.02 AC
XFOB:1:1: 1993 SKYLINE MH
BLDG:1:1: SKYLINE MH
SALE:1:1: 4.008 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055440	Mobile Home		04/08/2026
23727	M H	493	10/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/1461	6/26/2015	WD	Q	I	01	72,500
GRANTOR: DANIEL EDWIN UMSTEAD						
GRANTEE: GERALD D & DANIELLE						
1295/0867	5/26/2015	PB	U	I	18	0
GRANTOR: CLERK OF COURT (GEORG						
GRANTEE: DANIEL EDWIN UMSTEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=15,9] E76 S27 W76 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,150

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,110							

REVIEW DATE 05/04/2026 BY Nick Total Acres: 4.01 Total Land Value: 44,110 Market: 0 Agricultural: 0 Common: 44,110 PRINTED 11/17/2026 BY SYS